

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
Public Hearing

February 23rd, 2016
6:30 P.M.

Room 408 – County Administration Building

PRESENT: Supervisors Tom Egan, Chairman, Larry Kriescher, Robert Keller, Maribeth Gabert, Brian P. O'Rourke, Associate Planner, Karen Frederick, Court Reporter.

EXCUSED: Supervisor Thompson

The meeting was called to order by T. Egan, Chairperson, at 6:30 P.M.

1. Jeffrey Ogden – 1645 Oakridge Rd – Town of Neenah – Zoning Map Amendment (adjourned from January PH).

Applicant is requesting a Zoning Map Amendment to I-1 (Light Industrial District).

Maxwell Ogden, representing his father, Jeff Ogden, was sworn in and explained the request. He stated that the municipal style maintenance building will be 20,000 square feet and will be used to store equipment for the business. He estimated on average one or two vehicles arriving and leaving the site per day.

Lori Bowers, 1710 Oakridge Ln, was sworn in. She stated that she is opposed to the proposed zoning change and would prefer the industrial zoned areas to be located farther north on County Highway CB.

Harrison Sturgis, Jr., 167 Rockwood Ln, was sworn in. He stated he is opposed to the zoning change because the Town and County could not guarantee that other allowed uses in the I-1 District would not be conducted in the future.

Chris Baldwin, 1575 Oakridge Rd, was sworn in and stated that he is opposed to the proposed zoning change.

Alfred Bowers, 1710 Oakridge Ln, was sworn in and stated that he is opposed to the proposed zoning change.

Joan Michel, 1615 Oakridge Rd, was sworn in. She submitted a petition stating opposition to the proposed zoning change containing 31 signatures. She stated that she is also opposed to the proposal.

Mark Michel, 1615 Oakridge Rd, was sworn in and stated he is opposed to the proposed zoning change and also had concerns with any lighting associated with the proposal.

Maxwell Ogden stated that they are also a real estate developer which is why the property had been for sale at various times in the past. He also indicated that his intentions were known when he purchased the property from Mr. James Sturgis, and also had a number of different proposals in the past which proposed a much larger building, which were denied by the Town and/or the County. He will also take the lighting into consideration and will make sure they are pointed toward the ground.

Ken Berndt, 1580 Oakridge Rd, was sworn in and stated he is opposed to the zoning change as someone else may buy the property and conduct other allowed uses in an I-1 District.

Troy Berndt, 1590 Oakridge Rd, was sworn in and stated he is opposed to the zoning change and had concerns with the overall intent.

Chris Baldwin, previously sworn in, questioned Maxwell Ogden's statement about trying to be a "good neighbor".

Ken Berndt, previously sworn in, stated that a Town Board member informed him that a storage building could be constructed without a zoning change.

Maxwell Ogden stated that Town Supervisor Jan DeKeyser's statement about the potential that they would be storing their personal "toys" in the building was not true; the building would only be used for the equipment associated with their business.

M. Gabert asked if they are a real estate developer.

Maxwell Ogden reiterated that they are but only for commercial or industrial properties and/or development.

B. O'Rourke read the resolution from the Town into the record, stating that the Town has approved the request with findings.

There was no further testimony on this item.

2. Gerald Kalbus – 5309 Lake Rd – Town of Black Wolf – Conditional Use.

Applicant is requesting a Conditional Use Permit for a personal storage facility.

Gerald Kalbus, 5309 Lake Rd, was sworn in and explained his request. The building will contain ten storage units and will be accessed by the existing driveway.

B. O'Rourke read the resolution from the Town into the record, stating that the Town has approved the request with findings.

There was no further testimony on this item.

3. Jeffrey Leichtfuss/Cullen Raasch – 3136 Black Wolf Ave & parcel east of 3136 Black Wolf Ave – Town of Nekimi – Zoning Map Amendment.

Applicant is requesting a zoning change from R-1 (Rural Residential) to A-2 (General Agriculture), and A-2 to R-1, for the creation of a Certified Survey Map.

B. O'Rourke read the resolution from the Town into the record, stating that the Town has approved the request with findings.

There was no further testimony on this item.

4. Kim Walsh – 6780 Woodenshoe Rd – Town of Neenah – Conditional Use.

Applicant is requesting a Conditional Use Permit for conducting wedding ceremonies in an existing barn.

Kim Walsh, 6780 Woodenshoe Rd, was sworn in. She stated that she felt she was in compliance with the County Code and was surprised at the amount of opposition to her request that was presented at the Town of Neenah Board meeting the previous evening. Due to these concerns she would be willing to agree to have 100 guests or less, not allow alcohol, conduct only the wedding ceremony without a reception, and would only have ceremonies take place one day per week. Parking will be along the south of the property, with an area to the north available for additional parking, as well as on the neighbor's property to the west. Parking would not be allowed along Woodenshoe Rd. The only music allowed would be for the ceremony and not any type of reception.

Kay Belot, 6714 Woodenshoe Rd, was sworn in. She read a statement from Steve and Tammy Buser who reside at 6732 Woodenshoe Rd, stating that they are opposed to the request. Mrs. Belot also stated that she is opposed to the request as well.

Bill Kaufman, 1839 Presidential Dr, was sworn in and stated he is opposed to the request.

Mary Beckers, 1422 Amendment Dr, was sworn in and stated although she appreciates the amendments Mr. Walsh has agreed to after the Town Board meeting that she is still opposed to the request.

Sheila Moore, 1442 Anthem Dr, was sworn in and stated she has concerns with noise and where guests would be allowed to use bathroom facilities. She is opposed to the proposal.

Sarah McClintock-Treep, 1823 Highland Dr, was sworn in and stated she has concerns with privacy, noise, and pedestrian safety. She submitted a petition in opposition of the proposal with 111 signatures, however she indicated the petition was composed prior the voluntary changes to the proposal made by Ms. Walsh.

Kim Walsh stated that the wedding ceremonies would take place on the west side of her property away from the subdivision, and reiterated she would only allow a ceremony once a week, typically on a Friday or Saturday and no later than 7:00 P.M. There may be a string quartet or something similar playing music but only associated with the wedding ceremony, not for a reception. There are three bathrooms in her house that would be available to guests and she may also supply a porti-potty.

Patricia Jahner, 1832 Hedgeview Dr, was sworn in and stated she was concerned with traffic and that allowing this use would allow other business like uses in the area in the future.

Mary Schmitzer, 6749 Woodenshoe Rd, was sworn in. She stated that Ms. Walsh is a good neighbor and that the traffic generated from Liberty Heights subdivision is more significant than what would result from allowing the proposed use. She is in favor of the proposal.

Ron Buser, 6588 Woodenshoe Rd, was sworn in and stated he is opposed to the proposal due to noise, parking on Woodenshoe, and the potential of guests bringing in alcohol.

Rich Van Sistine, 1430 Freedom Ct, was sworn in and stated he is concerned with an increase in traffic and is opposed to the request.

Felicitas Zarling, 6754 Woodenshoe Rd, was sworn in and stated she is in favor of the proposal.

Todd Reimer, 1452 Plains Ave, was sworn in and stated he is opposed due to the potential congestion at the intersection of Woodenshoe and County Rd G.

Jody VanEvenhoven, 1829 Hedgeview Dr, was sworn in and stated she is opposed based on the potential of alcohol being brought in, inadequate restroom facilities, pictures being taken and difficulty of enforcement any conditions.

Sarah McClintock, previously sworn in, indicated they are building a new home on tax parcel 010-0111-03 and again expressed concerns with noise and privacy issues.

Kim Walsh stated that the Winnebago County Sheriff's Department did come to the property and indicated they did not have any concerns regarding traffic and that photos would be allowed on the west or south side of the property.

B. O'Rourke read a resolution from the Town of Neenah stating that there was a motion to deny the request and that the vote to deny was 2-2, as one Town Board member was absent, therefore there was no recommendation to deny or approve from the Town. He stated that due to there being no recommendation one way or

the other from the Town, and with Ms. Walsh significantly altering the overall request from what was discussed at the Town Board meeting in an effort to minimize certain concerns, he recommended referring this matter back to the Town of Neenah, with a copy of the Court Reporter's transcript, in order to allow the Town to discuss the changes and take appropriate action on the amended request.

Motion to refer this matter back to the Town of Neenah by L. Kriescher. Seconded by R. Keller. Motion carried 4-0.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by L. Kriescher. Seconded by M. Gabert. Motion carried 4-0.

Meeting adjourned at 8:45 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Associate Planner